

## Minutes of Plan Commission Meeting October 15, 2019

**Call to Order** – Phil Wedekind called the meeting of the Commission to order at 5:15 PM.

**Roll Call** – Present were Phil Wedekind, Dennis Thurow, Roy Franzen, Pat Liston, Jim O'Neill, Tom Kolb, and Dee Marshall.

Also in attendance were Emily Truman, Carol Williams, Tom Turbett, Gregg Borucki, and Tim Moy.

### **Call to Order**

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Franzen to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Kolb, seconded by Liston to approve the minutes of the September 17, 2019 meeting. Motion carried unanimously.

**Public Invited to Speak** (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

### **Public Hearings:**

- a. Public Hearing to consider a request from TMBD Properties, LLC (Owner), and Baraboo Area Homeless Shelter, Inc. (Applicant) for a Conditional Use Permit to allow a Community Living Arrangement in an R-4, Four-through Twelve-Family Residential District, located at 1200 Silver Circle, City of Baraboo, Wisconsin – Carol William, 1350 Terrytown, Baraboo addressed the Commission. She spoke in favor of the homeless shelter being proposed. The hearing was declared closed.

### **New Business**

- a. Request for a Conditional Use Permit to allow a Community Living Arrangement in an R-4, Four- through Twelve-Family Residential District, located at 1200 Silver Circle, City of Baraboo, Wisconsin, by TMBT Properties, LLC (Owner), and Baraboo Area Homeless Shelter, Inc. (Applicant) – Father Dave Mowers, 115 6<sup>th</sup> Avenue, President of Baraboo Homeless Shelter introduced him to the Commission. He gave the background of the organization, which was founded in November of 2018. He said the organization has a board of nine. He said their vision is to be a place that each individual receives connections to services to help them find new housing and whatever supportive services to maintain that housing. Mowers then presented the Commission with plans that he believes are both compliant and will pass state inspection. Attorney Truman said that she met with Mowers and Pinion regarding provisional requirements that were needed. Truman also said if the Commission was inclined to move forward with this, she would encourage that it be made contingent upon the plans being approved the City Engineer and the State. Kolb congratulated Mowers and the board for their work. Kolb asked if 32 people were ambitious and manageable. Mowers said what they would like is 30 as a state of capacity number. He said based on state data there are 80-100 people that are homeless in Sauk County, and two-thirds are single men for whom there are no homeless beds in Sauk County. He said that the organization is in partnership arrangement set up with Community Action Coalition of Sauk County, and they will actually be the employees for this shelter. He said they intend to have a man and a woman in the shelter who are house managers. Kolb asked the plan for transporting people to appointments. Mowers said that they have applied for a grant from the SSM St. Clare Foundation that would fund a line in their budget specifically for transporting people to appointments. He said they also want to work on a deal with the cab company. Mowers said that clients would have a pre-screening, background check, which in most cases will be by phone. Mowers gave a detailed presentation regarding the entrance procedures. Kolb asked what the plan was to move people into permanent housing. Mowers said that they will let people stay for 30 days to begin with, and if there are situation in their individual background make it such that finding a permanent house within 30 days in not feasible, we will allow it to be extended out for a total of 90 days per calendar year. Kolb said that Baraboo is a tough community to find affordable housing. Mowers said that the lack of affordable housing to put people in would be the biggest hurdle. Therefore, Mowers said so if there is going to be longer than 90 days it if is going to be driven not by their operation, but a lack of affordable housing. It was moved by Liston to approve the Conditional Use Permit to allow a Community Living Arrangement at 1200 Silver Drive, with the condition that the City and the State approve the plans. Tom Kolb seconded the motion. On roll call for motion, Ayes – Thurow, Franzen, Liston, O'Neill, Kolb, Marshall, and Wedekind. Nay – 0. Motion carried 7-0. Mowers stated that the owners is TMBT, not TMBD as stated in the agenda.
- b. Consider request for Conditional Use Permit for an Electronic Variable Message Sign for the Sauk County Innovation Center at 201 8<sup>th</sup> Avenue, in a B-1 Central Business zoning district, by Beancounter Investments LLC – Tom Turbett, Rainbow Signs introduced himself and Tim Moy to the Commission. Turbett said that at the last meeting, this request was postponed waiting for feedback from the Police Chief, and he thinks that has been accomplished. Attorney Truman said that she spoke with Chief Schauf and his only concern was if the sign was flashing red and blue for obvious reasons. Liston moved, Franzen seconded to approve the request for an Electronic Variable Message Sign at 201 8<sup>th</sup> Avenue as requested. Kolb stated that there would be no scrolling, and Turbett confirmed that there would not be. On roll call vote for the motion, Ayes – Franzen, Liston, O'Neill, Kolb, Marshall, Wedekind, and Thurow. Nay – 0, motion carried 7-0.
- c. Consider a request to rezone a portion of the 5.3-acre parcel located on the north side of South Blvd. between State Rd 136 and Commerce Avenue (formerly occupied by the Honey Boy Mobile Home Park) from its current B-23 Highway Oriented Business zoning classification to an I-3 Industrial/Business or I-4 Planned Industrial/Business zoning classification for a Self Service Storage Facility, by Jerzy Maj, d/b/a Maj 3 LLC – Jerzy Maj introduced himself to the Commission. He said he owns the property and would like the Commission to rezone the property to I-3 or I-4. He said that it is his desire to utilize this property to build Self Service Storage units. He said that the front part of the property, approximately 1-1/2 acres would be divided and kept for Highway-Oriented Business. He said he has one party interested in it. Liston said that he is opposed to this request. Kolb also is opposed to this plan, and feels that this property should stay zoned B-3. Franzen said that in the introduction it was stated that Maj was more concerned about making this a used car lot, and he feels that the City does not need another used car lot, and would like it to be more presentable. Marshall does not want this hurting the retail establishments around the property, and to have another storage facility so close would not be appealing, and she is opposed to it. Franzen move to rezone the property to either I-3 or I-4. Truman said that rezoning the property would allow storage units and asked Franzen if he was in favor of the request, he answered no, he is opposed to the request. Truman said for clarity purposes at this time the proposed is zoned B-3, and self-storage units are not allowed, so what Maj is seeking is either an I-3 or I-4, which would allow self-storage units. Franzen said that he understood that, but he will vote against it. Greg Borucki, MSA said he put

this layout together, and asked if there is anything of the layout that could be changed, they left 1-1/2 acre commercial in the front, tucked in the sides so no one sees the storage unit, that is why they slid them all around the back side on the east side. He said there is green space, plant, and trees. Liston said that he is opposed to the use. Marshall asked what would be seen from Highway 136. Borucki said that from Highway 136 there are existing buildings on the backside of the building. Maj said that they would not be visible from Highway 136, there is the shopping plaza, which completely block them, and the property does not go past the Chinese Buffet. Maj then explained the other views. The motion died for the lack of a second.

- d. Review and recommendation to revise list of Permitted and Conditional Uses in a B-2 Neighborhood Business zoning district – Truman presented the current code addressing all the permitted and conditional uses for what is currently zoned B-2. She said that the B-2 areas are spot zoning area. She said arguably, the intent for this spot zoning is for the businesses or whatever there to be comfortably placed at what is typically a residential type area. Truman said because some of the current permitted used and conditional uses may not be so great in a primarily residential area, it was suggested that the Commission go through these and see if there are any that the Commission would like to see stricken. She said one of main reason for this coming before the Commission was that right now in a B-2 a principal permitted use includes automotive sales and services. Kolb's list to strike would be Dry Cleaning Establishments, Automobile Sales and Service, Trailer Sales and Rental, including Manufactured Homes, and Boat Sales. Kolb said he did not know about Paint, Glass, and Wallpaper Stores, and Electrical Supply and Repair Shops. Kolb then listed the Conditional Uses that he would like to be stricken: Limit Group Development to Office Development and Condos only, eliminating the strip malls, Laundromats, Convenience Stores, and Automotive Parts Stores. Kolb moved to eliminate the uses listed on his list presented by him to the Commission from permitted uses, and conditional uses in the B-2 Zoning Districts. Truman said for the record they are: 2f, 2w, 2af, 2ah, 4g, 4l, 4u, and then amending 4e to be limited to Office Developments, and Condos only. Kolb answered in the affirmative. Franzen seconded the motion. On roll call for the motion, Ayes – Liston, O'Neill, Kolb, Marshall, Wedekind, Thurow, and Franzen. Nay – 0, notion carried 7 – 0.

Adjournment - It was moved by Liston, seconded by Kolb to adjourn at 5:52 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee